



**CALIFORNIA STATE  
PUBLIC WORKS BOARD**

EDMUND G. BROWN JR. • GOVERNOR

915 L STREET ■ NINTH FLOOR ■ SACRAMENTO CA ■ 95814-3706 ■ (916) 445-9694

## **AGENDA WITH ANALYSIS**

**NOTICE OF MEETING  
STATE PUBLIC WORKS BOARD  
Friday, May 10, 2013**

The **STATE PUBLIC WORKS BOARD** will meet on  
**Friday, May 10, 2013 at 10:00 a.m. in Senate Room 113,  
State Capitol, Sacramento, California.**

In accordance with provisions of section 11125 of the  
Government Code, a copy of the Agenda is attached.

Greg Rogers  
Executive Director

Attachment

**STATE PUBLIC WORKS BOARD**

**Friday**

**May 10, 2013**

**10:00 a.m.**

**Senate Room 113**

State Capitol

Sacramento, California

- I.** Roll Call
- II.** Approval of minutes from the April 15, 2013 meeting
- III.** Consent Items Page 3
- IV.** Other Business Page 17
- V.** Reportables Page 18

## CONSENT ITEMS

### CONSENT ITEM—1

DEPARTMENT OF GENERAL SERVICES (1760)  
FORMER STATE BUILDING SITE AT THE LOS ANGELES CIVIC CENTER  
CITY OF LOS ANGELES, COUNTY OF LOS ANGELES  
Surplus Parcel Number SSL 287

*Authority: Chapter 1266 of the Statutes of 1982  
Section 11011 of the Government Code*

**Consider authorizing the sale of state surplus property**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—1

Department of General Services  
Former State Building Site at Los Angeles Civic Center  
City of Los Angeles, County of Los Angeles

#### Action Requested

**If approved, the requested action would authorize the sale of state surplus property.**

#### Background and Description of Action Requested

Pursuant to Government Code Section 11011 and as authorized by Chapter 1266 (Statutes of 1982), the Director of the Department of General Services (DGS), with the approval of the Board, is authorized to sell, for current market value or for any lesser consideration authorized by law, all of approximately 2.18 acres. The property is located in downtown Los Angeles and was used as a state office building (Civic Center), in the County of Los Angeles (County).

The Civic Center was severely damaged in an earthquake and substantially demolished in 1977 and subsequently declared surplus, as noted above. However, DGS did not pursue selling the property until recently, as it continued to evaluate other potential state uses, with the exception of approximately 0.22 acres previously transferred to the County, leaving a remainder of approximately 1.96 acres. The property is currently vacant, with remnants of the former building (lobby floor, basement, and subterranean parking garage). Once DGS determined that the state did not have a future need for this property, it offered this property to other local government agencies, as required, and the City of Los Angeles (City) came forward with its offer to purchase the property for \$7.5 million for use as a park.

The DGS is requesting the approval to sell the remaining 1.96 acres of surplus state property, appraised with a fair market value of \$9.7 million, for \$7.5 million to the City, with the restriction that it be used for park or open space only. This offer is \$2.2 million below the unrestricted, fair market value. The “as-is” sale would require the City to pay for all site remediation and demolition costs. Staff costs incurred by DGS to manage and dispose of this property will be paid from the gross proceeds of the sale.

Although the proposed sale is approximately \$2.2 million below the appraised fair market value and the state could potentially generate additional revenues by selling this property to another buyer, it is unclear if this approach would result in sufficiently higher net proceeds to warrant risking the current offer and incurring additional management costs.

The DGS recommends the property be sold to the City at the offered price of \$7.5 million dollars based upon a number of factors including: the statutory provision that supports a below market sale based upon the City’s intended use of the property for development of a downtown park; the City’s offer to acquire the property on an “as-is” basis; the liability that the property represents while under state ownership; and the on-going state expense to secure and maintain the property.

Pursuant to Government Code section 11011.1 (d), the DGS notified the chairs of the Joint Legislative Budget Committee on April 5, 2013, of the intent to sale the surplus property for less than market value. The 30-day waiting period expired on May 5, 2013, without adverse comments.

#### Project Schedule

Close of Escrow

May 2013

#### Other

- It was determined by the DGS Asset Management Branch that there was no future state need for the parcel and that existing state controlled office buildings nearby are adequate for state office space growth into the foreseeable future.
- Pursuant to Government Code 11011, DGS sent letters on November 19, 2012, offering to sell the subject property to local government agencies.
- The City made an offer to purchase the property for \$7.5 million dollars for park purposes. The City executed a purchase and sale agreement on April 11, 2013, subject to Board approval. Pursuant to the Agreement the City must close escrow no later than sixty (60) days following Board approval of the sale. The deed transferring title to the City will include a reversion clause that would require the City to use the property for park purposes for a minimum of twenty-five (25) years. Failure to comply with the deed restriction would result in the property reverting to state ownership.
- The state shall retain all mineral deposits below a depth of 500 feet and without surface rights of entry as required by Section 6407, Public Resource Code.
- Pursuant to Government Code section 11011 (g) the nets proceeds of the sale will be deposited into the Deficit Recovery Bond Retirement Sinking Fund Subaccount, established pursuant to subdivision (f) of Section 20 of Article XVI of the California Constitution.

**Staff Recommendation: Authorize the sale of state surplus property.**

## CONSENT ITEMS

### CONSENT ITEM—2

DEPARTMENT OF PARKS AND RECREATION (3790)

MackERRICHER STATE PARK, HUNT PROPERTY

MENDOCINO COUNTY

DPR Parcel Number 014936-88, DGS Parcel Number 10774

*Authority: Chapter 379, Statutes of 2002, Item 3790-301-6029 (6), as reappropriated by the Budget Acts of 2005, 2008, and 2011*

**Consider authorizing acquisition**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—2

Department of Parks and Recreation  
MackErricher State Park, Hunt Property  
Mendocino County

#### Action Requested

**If approved, the requested action would authorize acquisition.**

#### Scope Description

**This project is within scope.** The requested action would authorize acquisition of approximately 65 acres of land to be used as expansion of the Inglenook Fen–Ten Mile Dunes Natural Preserve, MacKerricher State Park, for the protection of sand dune habitat and several state and federally-listed endangered species. The property is an in-holding to the MacKerricher State Park and is situated between the Pacific Ocean and Highway 1, seven miles north of Fort Bragg.

#### Funding and Cost Verification

**This project is within cost.** A total of \$40,000,000 (California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection – Proposition 40) has been appropriated to the Department of Parks and Recreation (Parks) for the acquisition of high priority parcels of land. The negotiated purchase price of the property is \$525,000, with funding provided by the Wildlife Conservation Board (\$393,750), the State Coastal Conservancy (\$65,500), and Parks (\$65,750). Parks is also paying \$15,000 in staff costs, for a total contribution of \$85,750. The property can be acquired with the funds available and in accordance with legislative intent.

## CEQA

A Notice of Exemption was filed with the State Clearinghouse on December 20, 2012, and the 35-day statutes of limitation expired on January 23, 2013, without challenge.

## Project Schedule

Close of escrow

May 2013

## Condition of Property

The property consists of approximately 65 acres of undeveloped coastal sand dunes. There are no structures on the property; however, a drinking water well and driveway have been developed. There was no standing water observed on the property; however, wetlands listed in the National Wetland Inventory are located in the eastern and western portions of the property.

In September 2012, a Phase I Environmental Site Assessment (ESA) was completed for the 65-acre parcel. The ESA revealed no evidence of recognized environmental conditions (RECs) or historical RECs in connection with the subject property. Based on the above findings, no further investigation of the property appears to be warranted.

## Other:

- The Board approved site selection for this property on March 8, 2013.
- The purchase price does not exceed the estimated fair market value, as determined by a DGS-approved appraisal.
- This proposed acquisition is consistent with the state's planning priorities (Chapter 1016, Statutes of 2002). No development is currently planned for this parcel, which is intended for the protection of sand dune habitat and state and federally-listed endangered species. State ownership of this parcel will help ensure this open space is protected and will limit incompatible development in this area.
- The acquisition will be funded through the acceptance of a U.S. Fish and Wildlife Service Recovery Land Acquisition grant for seventy-five percent of the purchase price. The remaining 25 percent will be funded by the State Coastal Conservancy and Parks.
- Parks is not aware of any lawsuits pending concerning the property. The property acquisition agreement will require delivery of title to the property free and clear of any mortgages or liens.
- Implied dedication may exist due to an undetermined portion of the subject property that may be subject to public use in order to gain access to the beach area. According to Parks, implied dedication would not adversely affect Parks' use of the property.
- Relocation assistance will not be required.
- Parks will not require additional resources to manage this property. Due to the in-holding nature of the site, the boundary between the site and the natural preserve at MacKerricher State Park is not well defined. Purchasing the site and eliminating this private in-holding is expected to make it easier for Parks to protect the existing park from trespassing (in particular recreational dune buggy riders) and other illegal uses.

**Staff Recommendation:     Authorize acquisition.**

## CONSENT ITEMS

### CONSENT ITEM—3

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
CENTRAL CALIFORNIA WOMEN'S FACILITY  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
MADERA COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the Government Code*

**Consider establishing scope, cost, and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—3

Department of Corrections and Rehabilitation  
Central California Women's Facility  
Health Care Facility Improvement Project  
Madera County

#### Action Requested

**If approved, the requested action would establish the project scope, cost, and schedule.**

#### Scope Description

The Health Care Facility Improvement Program project at the Central California Women's Facility (CCWF) will support CCWF's operation as a Reception Center (RC) institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at CCWF is to remedy deficiencies in primary care, specialty care, laboratory, pharmacy, and RC health care intake screening.

CCWF is one of four institutions designated as a RC institution. RC institutions receive incoming inmates from the counties, requiring the institution to provide both Basic and Intermediate levels of care to their inmate-patient population until they are classified and transferred to the appropriate institution for endorsement. CCWF's mission is currently comprised of adult female RC and General Population inmate populations.

The project includes the design and construction of an addition to the existing RC health care processing area; renovations to the Facility A primary care clinic; renovations and additions to the primary care clinics in Facilities B, C, and D; a new pharmacy; and renovations to the Central Health Services building.

The addition to the existing RC health care processing area will provide space for comprehensive health screening of newly received inmates. The renovations to the Facility A primary care clinic will provide space for consultation and treatment consistent with the delivery of a RC level of care. The renovations and additions to the primary care clinics in Facilities B, C, and D will provide space for health care treatment and consultations at a Basic level of care. Each of these four primary care clinics will also include space for lab draw activities to increase access to these services. The new pharmacy will provide services to meet the pharmaceutical demands at a RC level of care. The Central Health Services building renovation will provide space for specialty clinical services and consultation consistent with the delivery of a RC level of care to female inmate-patients.

#### Funding and Cost Verification

This action would allocate \$14,299,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project.

\$14,299,000 total estimated project cost

\$14,299,000 project costs to be allocated: \$994,000 preliminary plans, \$861,000 working drawings, and \$12,444,000 construction (\$8,508,000 contract, \$510,000 contingency, \$749,000 A&E, \$950,000 other project costs, and \$1,727,000 agency retained items)

#### CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

#### Real Estate Due Diligence

Real estate due diligence for this project will be completed prior to seeking approval of preliminary plans.

#### Project Schedule

|                           |               |
|---------------------------|---------------|
| Approve preliminary plans | May 2014      |
| Complete working drawings | October 2014  |
| Start construction        | February 2015 |
| Complete construction     | January 2016  |

**Staff Recommendation:** Establish project scope, cost, and schedule.



## CONSENT ITEMS

### CONSENT ITEM—4

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
VALLEY STATE PRISON  
HEALTH CARE FACILITY IMPROVEMENT PROJECT  
MADERA COUNTY

*Authority: Sections 15819.40(b) and (c) and 15819.401-15819.404 of the Government Code*

**Consider establishing scope, cost and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—4

Department of Corrections and Rehabilitation  
Valley State Prison  
Health Care Facility Improvement Project  
Madera County

#### Action Requested

**If approved, the requested action would establish the project scope, cost and schedule.**

#### Scope Description

The Health Care Facility Improvement Program project at Valley State Prison (VSP) will support VSP's operation as a Basic institution as part of the California Department of Corrections and Rehabilitation Health Care Facility Improvement Program strategy to address statewide prison health care system deficiencies. The purpose of the health care facility improvements at VSP is to remedy deficiencies in primary care, laboratory, and pharmacy.

VSP is one of seventeen institutions designated as a Basic institution. Basic institutions will have the capability of providing routine specialized medical services and consultation for the generally healthy inmate-patient population. VSP's mission is currently comprised of a custody level II adult male inmate population.

This project includes the design and construction of renovations to the existing pharmacy and Facility A primary care clinic, as well as renovations and additions to the existing Facility B, C, and D primary care clinics. The new pharmacy will provide services to meet the pharmaceutical demands at a Basic level of care. The renovations to the Facility A primary care clinic will provide consultation and treatment consistent with the delivery of a Basic level of care. The renovations

and additions to the primary care clinics in Facilities B, C, and D will provide space for health care treatment and consultations at a Basic level of care. Each of these four primary care clinics will also include space for lab draw activities to increase access to these services.

#### Funding and Cost Verification

This action would allocate \$6,837,000 of the \$900,419,000 lease revenue bond financing authority appropriated for medical, dental, and mental health facilities in section 15819.403(a) of the Government Code to complete design and construction for this project.

\$6,837,000 total estimated project cost

\$6,837,000 project costs to be allocated: \$513,000 preliminary plans, \$379,000 working drawings, and \$5,945,000 construction (\$3,729,000 contract, \$261,000 contingency, \$328,000 A&E, \$459,000 other project costs, and \$1,168,000 agency retained items)

#### CEQA

The appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

#### Real Estate Due Diligence

Real estate due diligence for this project will be completed prior to seeking approval of preliminary plans.

#### Project Schedule

|                           |               |
|---------------------------|---------------|
| Approve preliminary plans | May 2014      |
| Complete working drawings | October 2014  |
| Start construction        | February 2015 |
| Complete construction     | January 2016  |

**Staff Recommendation:** Establish project scope, cost, and schedule.

## CONSENT ITEMS

### CONSENT ITEM—5

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
KERN COUNTY

*Authority: Sections 15820.91 – 15820.917 of the Government Code*

**Consider establishing scope, cost and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—5

Department of Corrections and Rehabilitation  
Jail Project  
Kern County

#### Action Requested

**If approved, the requested action would establish the project scope, cost, and schedule.**

#### Scope Description

This project will design and construct four new buildings and provide approximately 244,000 square feet (sf) of space on 29 acres of a greater 299± acres of county owned property located in the city of Bakersfield. The facility will include approximately 822 beds and provide housing, treatment, administrative, support, and program space. The facility will be constructed primarily of steel and concrete for long-term durability.

The housing building will provide approximately 173,000 sf for three medium security housing units with approximately 98 cells each, one maximum security mental health/special housing unit with approximately 82 cells, and space for approximately 16 administrative segregation cells. The housing building will also include four housing control rooms, space for on-site treatment and educational/vocational programs, recreation space, administrative space, and support services space.

The operations and support building will provide approximately 57,000 sf of administration, healthcare services, custody, and support services space, including the offices, work stations, and conference rooms necessary to support these functional areas. The healthcare component of this building will include health records space; a pharmacy; a clinic with exam rooms, a dental operatory, and an emergency treatment area; and an infirmary with a nurse's station and infirmary,

suicide watch, and safety cells. The custody component of this building will include a central control room; an intake and release area with a property room, interview room, medical interview room, and twelve holding cells; and training space with a classroom, SWAT room, armory, riot equipment room, and physical training room. The support services component includes a laundry area, a kitchen, maintenance space, a receiving dock, and all other necessary support services spaces and appurtenances.

This project will also design and construct a separate, approximately 11,000 sf Visitor's Center/Property Warehouse and an approximately 3,000 sf stand-alone central plant to provide heating, cooling, electrical, fire protection, water, and sewer services for the new facility. The Visitor's Center/Property Warehouse and the central plant will be constructed of regular commercial building materials.

This project will also include, but is not limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems; as well as all necessary appurtenances. In addition, there will be secure fencing surrounding the facility to provide grounds security.

#### Funding and Project Cost Verification

Section 15820.913 of the Government Code appropriates \$774,229,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$100,000,000 from this appropriation to Kern County for this project. All of the acquisition/study and any design and construction costs in addition to this award amount will be paid by the county. This action would allocate \$100,000,000 of the \$774,229,000 appropriated in section 15820.913 of the Government Code to complete design and construction for this project.

|               |  |
|---------------|--|
| \$124,486,000 | total estimated project cost   |
| \$100,000,000 | state funds to be allocated: \$100,000,000 design-build (\$95,629,000 contract, \$1,617,000 A&E, and \$2,754,000 other project costs)  |
| \$ 24,486,000 | local funds to be allocated: \$3,357,000 performance criteria & concept drawings, \$21,129,000 design-build (\$5,253,000 contract, \$3,531,000 contingency, \$136,000 A&E, and \$12,209,000 other project costs) |

#### CEQA

Environmental review for this project is currently underway and the appropriate CEQA documentation will be completed prior to seeking approval of performance criteria and concept drawings.

#### Due Diligence

Real Estate due diligence for this project is currently under review and will be completed prior to seeking approval of performance criteria and concept drawings.

#### Project Schedule

|   |               |
|---|---------------|
| Approve Performance Criteria and Concept Drawings | December 2013 |
| Start Construction                                | July 2014     |
| Construction Complete                             | July 2017     |

**Staff Recommendation:**     **Establish project scope, cost, and schedule.**

## CONSENT ITEMS

### CONSENT ITEM—6

DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JAIL PROJECT  
SAN BENITO COUNTY

*Authority: Sections 15820.91 – 15820.917 of the Government Code*

**Consider establishing scope, cost and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—6

Department of Corrections and Rehabilitation  
Jail Project  
San Benito County

#### Action Requested

**If approved, the requested action would establish the project scope, cost, and schedule.**

#### Scope Description

This project will design and construct an approximately 24,000 square foot (sf) medium security jail facility on approximately 2.6 acres of a greater 21± acres of county owned property located in the city of Hollister. This facility will provide approximately 60 beds and will include housing, program, medical, custody, and administrative space. The new building will be dependent on the existing detention facility for several core operational components, including food and laundry services.

The housing space will be approximately 10,700 sf and will include approximately 30 cells, dayroom and program space, two multi-purpose/classrooms, two interview rooms, office space, a central control room, and support services space. An enclosed, secure outdoor exercise area will be attached to the new housing.

The healthcare services space will be approximately 1,600 sf and will include office space, an inmate waiting area with restrooms and showers, an examination room, a medical supply/records room, a medical cell, a medical treatment ward, and storage space.

The intake and release space will be approximately 5,600 sf and will include a staff lobby, office space, and restrooms; a pre-booking/multi-purpose room; booking processing space; a medical exam/interview room; holding and safety cells; a transfer cell; dress-out stations; and support services space. This area will also include an exterior sallyport and vehicular turnaround driveway.

The administrative space will be approximately 2,400 sf and will include office space, briefing and training rooms, a conference room, a staff break room, and support services space. This project will also include approximately 1,400 sf for a public lobby with video visitation space.

This project will include, but not be limited to, electrical; plumbing; mechanical; computerized heating, ventilation, and air conditioning; security; and fire protection systems; as well as all necessary appurtenances. The hard exterior of the facility, composed of concrete and steel for long-term durability, will provide the secure perimeter.

#### Funding and Project Cost Verification

Section 15820.913 of the Government Code appropriates \$774,229,000 lease revenue bond financing authority to partially finance the design and construction of local jail facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$15,053,000 from this appropriation to San Benito County for this project. All of the acquisition/study and any design and construction costs in addition to this award amount will be paid by the county. This action would allocate \$15,053,000 of the \$774,229,000 appropriated in section 15820.913 of the Government Code to complete design and construction for this project.

|              |  |
|--------------|--|
| \$16,571,000 | total estimated project cost   |
| \$15,053,000 | state funds to be allocated: \$605,000 preliminary plans, \$695,000 working drawings, \$13,753,000 construction (\$12,477,000 contract, \$523,000 contingency, \$128,000 A&E, and \$625,000 agency retained)     |
| \$ 1,518,000 | local funds to be allocated: \$435,000 acquisition/study, \$23,000 preliminary plans, \$82,000 working drawings, \$978,000 construction (\$725,000 contingency, \$42,000 A&E, and \$211,000 other project costs) |

#### CEQA

Environmental review for this project is currently underway and the appropriate CEQA documentation for this project will be completed prior to seeking approval of preliminary plans.

#### Due Diligence

Real Estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

#### Project Schedule

|                           |                |
|---------------------------|----------------|
| Approve Preliminary Plans | July 2014      |
| Complete Working Drawings | February 2015  |
| Start Construction        | September 2015 |
| Construction Complete     | May 2017       |

**Staff Recommendation:**      **Establish project scope, cost, and schedule.**

## CONSENT ITEMS

### CONSENT ITEM—7

**DEPARTMENT OF CORRECTIONS AND REHABILITATION (5225)  
JUVENILE FACILITY PROJECT  
RIVERSIDE COUNTY**

*Authority: Sections 1970 – 1977 of the Welfare and Institutions Code*

**Consider establishing scope, cost and schedule**

## CONSENT ITEMS

### STAFF ANALYSIS ITEM—7

Department of Corrections and Rehabilitation  
Juvenile Facility Project  
Riverside County

Action Requested

**If approved, the requested action would establish the project scope, cost, and schedule.**

Scope Description

This project will demolish an existing 20,000 square foot (sf) building and design and construct a new, approximately 60,600 sf single story building on approximately 11 acres of a greater 50± acres of county owned land located in the city of Riverside. This facility will provide housing, program, healthcare, custody, administrative, and support services space to address the needs of approximately 106 high-risk juvenile offenders.

The housing and program space will consist of approximately 39,400 sf and will include four 20-cell housing units, one 6-cell assessment unit, and one transitional housing unit with 9 dormitory rooms. Each living unit will include a dayroom, space for group and individual therapy, a classroom, and an interview room. The housing units will have access to a shared classroom and recreational space.

The facility will also include approximately 21,200 sf for healthcare space, a central control room, kitchen and food storage areas, a laundry area, administrative space, and support services space. The support services space includes a general visitation room with two family bonding rooms, a warehouse, a maintenance shop, and staff locker rooms.

This project will include, but not be limited to, electrical; plumbing; mechanical; heating, ventilation, and air conditioning; security; and fire protection systems. The project will also include parking lots, a sally port, a central plant, a warehouse dock, emergency access roads, and all necessary appurtenances. The new facility will be constructed primarily of concrete and steel for long-term durability, and will include cost effective “green building” principles designed to achieve a LEED Silver Certification.

#### Funding and Project Cost Verification

Section 1973 of the Welfare and Institutions Code appropriates \$300,000,000 lease revenue bond financing authority to partially finance the construction of local youthful offender rehabilitative facilities. Award of this funding to individual counties is administered through the Board of State and Community Corrections (BSCC). The BSCC has conditionally awarded \$24,698,105 from this appropriation to Riverside County for this project. All of the acquisition/study and design costs and any construction costs in addition to this award amount will be paid by the county. This action would allocate \$24,698,105 of the \$300,000,000 appropriated in section 1973 of the Welfare and Institutions Code to complete construction for this project.

\$ 39,369,000 total estimated project cost

\$ 24,698,000 state funds to be allocated: \$24,698,000 construction contract

\$ 14,671,000 local funds to be allocated: \$5,236,000 acquisition/study, \$1,093,000 preliminary plans, \$1,532,000 working drawings, \$6,810,000 construction (\$1,245,000 contract, \$1,816,000 contingency, \$1,096,000 A&E, \$2,003,000 other project costs, and \$650,000 agency retained)

#### CEQA

A Notice of Determination was filed with the State Clearinghouse on March 18, 2013, and the 30-day statutes of limitation expired on April 17, 2013, without challenge.

#### Real Estate Due Diligence

Real Estate due diligence for this project is currently under review and will be completed prior to seeking approval of preliminary plans.

#### Project Schedule

|                           |              |
|---------------------------|--------------|
| Approve Preliminary Plans | June 2013    |
| Complete Working Drawings | July 2013    |
| Start Construction        | January 2014 |
| Construction Complete     | June 2015    |

**Staff Recommendation:** Establish project scope, cost, and schedule.



## OTHER BUSINESS

**No items under Other Business.**

## REPORTABLES

**To be presented at the meeting.**